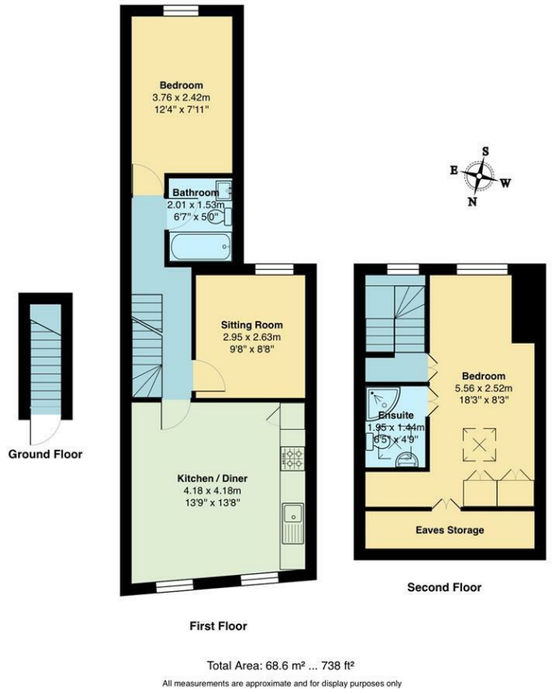


Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

Kitchen / Diner
13'8" x 13'8"

Sitting Room
9'8" x 8'7"

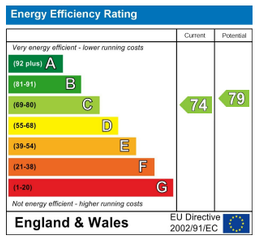
Bathroom
6'7" x 5'0"

Bedroom
12'4" x 7'11"

Bedroom
16'11" x 8'3"

Ensuite
6'4" x 4'8"





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COPPERMILL LANE, WALTHAMSTOW

Offers In Excess Of £485,000 Share of Freehold
2 Bed Flat

Features:

- Two Bedrooms
- First Floor Flat
- Split Level
- Kitchen Diner
- Two Bathrooms
- Next to Walthamstow Wetlands
- Close to St James Street Station

A bright and well proportioned two bedroom first floor flat with a loft conversion, unfolding over two levels on sought after Coppermill Lane. Positioned close to the open greenery of the Walthamstow Wetlands and within easy reach of St James Street Station, this is a thoughtfully arranged home that balances generous internal space with a peaceful, well connected setting.

REQUEST A VIEWING
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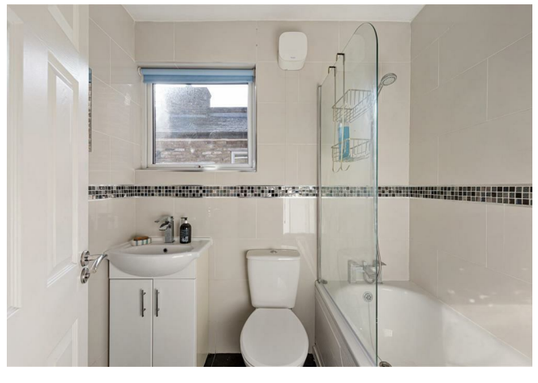


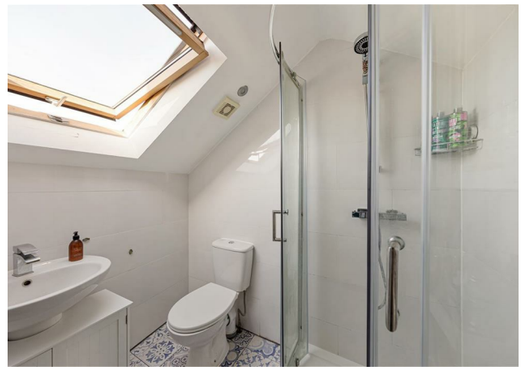












IF YOU LIVED HERE...

You'd step up to the first floor and into a welcoming layout where the kitchen diner forms the sociable heart of the home. There's plenty of room for a proper dining table, making it as suited to slow weekend breakfasts as it is to hosting friends in the evening. Cabinetry and worktop space are well considered, while natural light keeps the space feeling bright and open. Also on this floor is a well proportioned bedroom and a bathroom, offering flexibility for guests, sharers or a home office setup.

Upstairs, the loft conversion creates a private upper level devoted to the principal bedroom. Tucked beneath the eaves, it feels calm and cosy, with the added benefit of its own ensuite. This separation across two floors gives the home a natural sense of balance, with living and one bedroom below, and a more secluded retreat above.

WHAT ELSE?
- Around a twenty minute walk brings you to the vast green spaces of Walthamstow Wetlands, with miles of walking and cycling routes alongside the reservoirs.
- St James Street Station offers swift connections into Liverpool Street and across East London.
- Blackhorse Road Station is also within easy reach, providing fast access to Central London via the Victoria line, something many buyers find particularly appealing when choosing this part of Walthamstow.
- The independent cafés and neighbourhood spots around St James Street are close by, while the popular breweries and taprooms along Blackhorse Road offer plenty of choice for relaxed evenings with friends.



A WORD FROM THE OWNER...

"Coppermill Lane has been our home for nine years, and we've entirely fallen in love with the property and local neighbourhood. It was actually walking into the sun-filled kitchen (particularly rare on the gloomy February in which we were doing viewings) that sold the flat to me in the first place. Over the years it's been the perfect space for entertaining, and housed many dinner parties, game nights, and Sunday roasts. We'll also miss sunrise coffees in the attic bedroom, a wonderfully roomy yet cosy space we recently redecorated.

We're advantageously placed just minutes from the Marshes and Wetlands, where we head for walks along the canal on sunny days. In the Summer months you'll even spot grazing cows - and the Princess of Wales is great for a hearty pub lunch. The property is also a short walk to the Blackhorse Beer Mile on weekends - though we're particularly partial to a glass of red at Renegade Winery. And even closer to home, we have the lovely Coppermill Pub, where the Sunday pub quiz has become a go-to. For those in the know, Walthamstow Supper Club is just a short walk away, serving up Latin American seasonal menus in a converted tube carriage. It's hard to imagine a better location in all of E17 for nature, transport links, great restaurants and so much to do besides."

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